



CATHEDRAL ROAD

PONTCANNA





## CATHEDRAL ROAD

PONTCANNA, CF11 9PP - £950 PCM



2 bedroom(s)



1 bathroom(s)



646.00 sq ft

A charming unfurnished two double bedroom first floor flat located in the heart of Pontcanna above a parade of shops. Within walking distance to the City Centre and a stone's throw from Pontcanna Fields. Comprising: Entrance hall, landing and stairs. Kitchen with electric hob, oven and grill, lounge, two double bedrooms and bathroom with electric shower over the bath. Gas central heating and upvc double glazing. Available from 24/11/25

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. Seel and Co Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.

EPC rating: E

Council tax: E

### PROPERTY SPECIALIST

**Mr Ryan Evans**


ryan@jeffreygross.co.uk

Administrator





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	















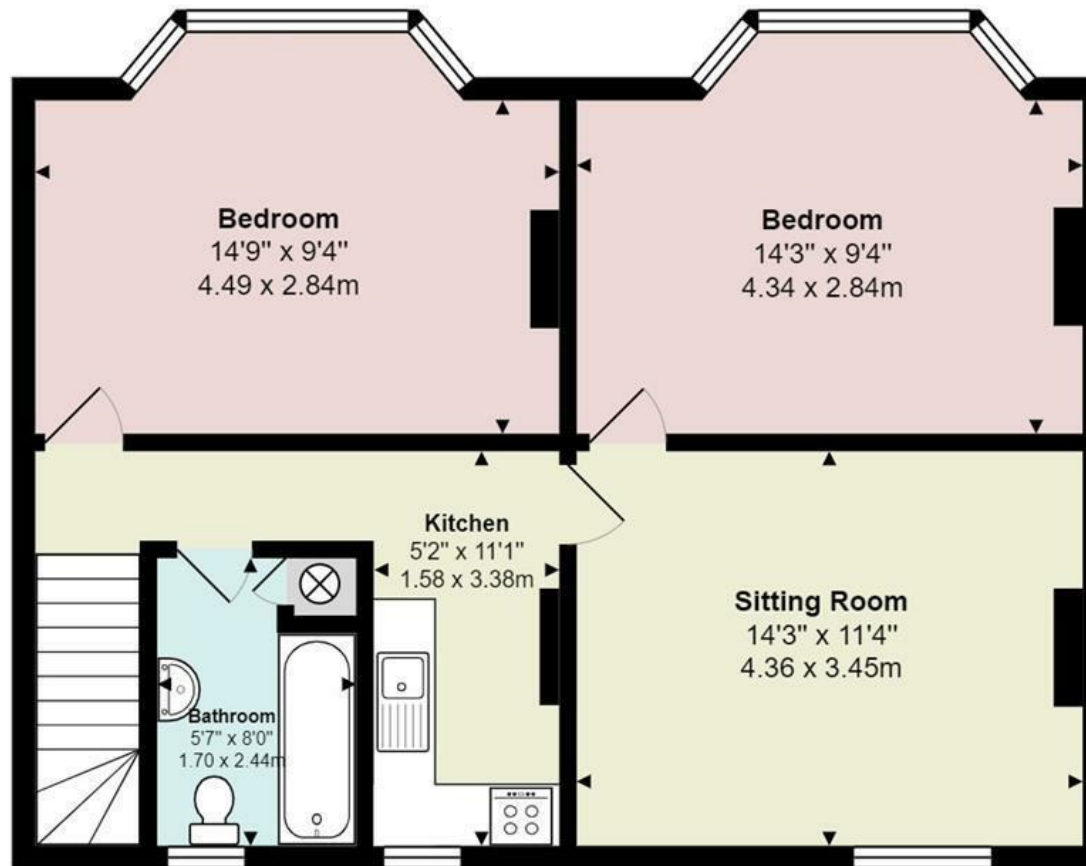


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Comments by Mr Ryan Evans

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227-229 Cathedral Road



Total Area: 646 ft<sup>2</sup> ... 60.1 m<sup>2</sup>

All measurements are approximate and for display purposes only

[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross